



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

BRIGHTON

While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

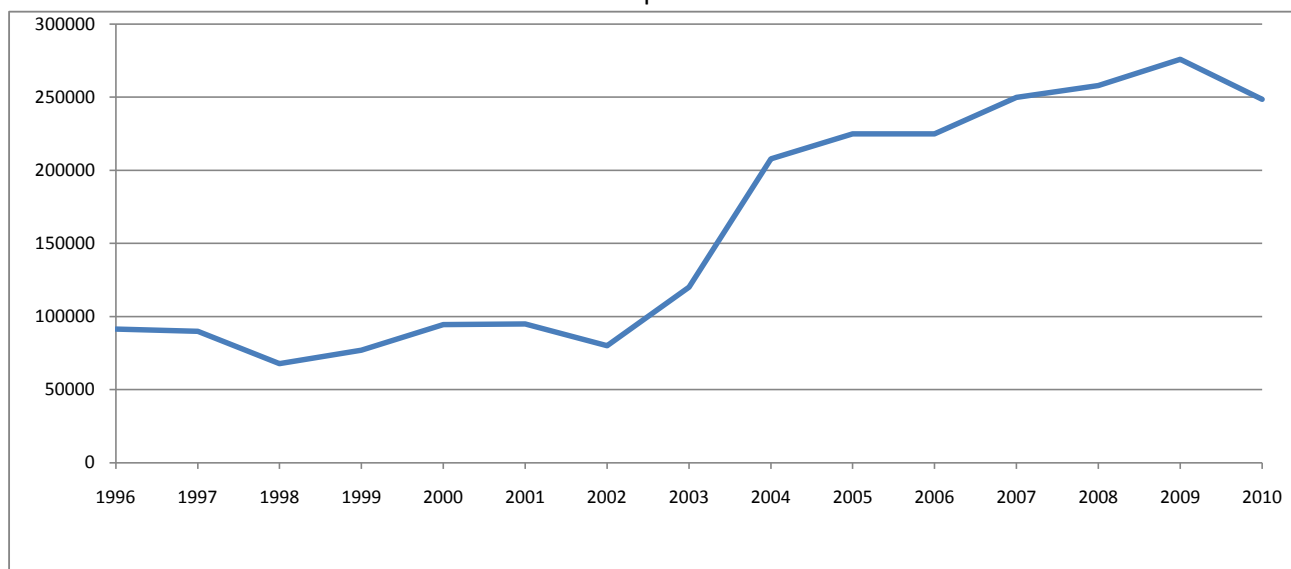
Statistical Information - 2009		
Houses		
Sales:	207	Percentage Change
Median:	\$276,000	last year: 7.0%
Lower Quartile:	\$187,500	2 years prior: 10.4%
Upper Quartile:	\$332,500	5 years prior: 32.9%
Median Days on Market:	81	10 years prior: 258.4%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	172	\$91,500	\$45,000	\$340,000	\$67,375	\$114,500	91.5
1997	128	\$90,000	\$36,000	\$210,000	\$59,000	\$109,250	86
1998	195	\$67,750	\$28,000	\$270,000	\$45,000	\$100,000	66
1999	181	\$77,000	\$15,000	\$225,000	\$45,000	\$108,000	85
2000	165	\$94,500	\$4,500	\$226,000	\$55,000	\$135,000	78
2001	229	\$95,000	\$15,500	\$350,000	\$60,000	\$138,000	63
2002	329	\$80,000	\$10,000	\$410,000	\$48,500	\$140,000	47.5
2003	362	\$120,000	\$11,000	\$720,000	\$65,000	\$179,750	23
2004	192	\$207,750	\$25,000	\$1,625,000	\$144,250	\$260,000	50
2005	171	\$225,000	\$90,000	\$465,000	\$140,000	\$269,250	75
2006	188	\$225,000	\$60,000	\$1,300,000	\$145,000	\$286,250	63
2007	193	\$249,900	\$73,000	\$750,000	\$160,000	\$315,000	77
2008	145	\$258,000	\$85,000	\$749,000	\$170,000	\$316,756	66.5
2009	207	\$276,000	\$93,000	\$545,000	\$187,500	\$332,500	81
2010 *	94	\$248,500	\$85,100	\$492,000	\$168,250	\$320,000	84

Note: 2010 includes from 01/01/2010 to 30/06/2010

BRIGHTON

Median House price movement



While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

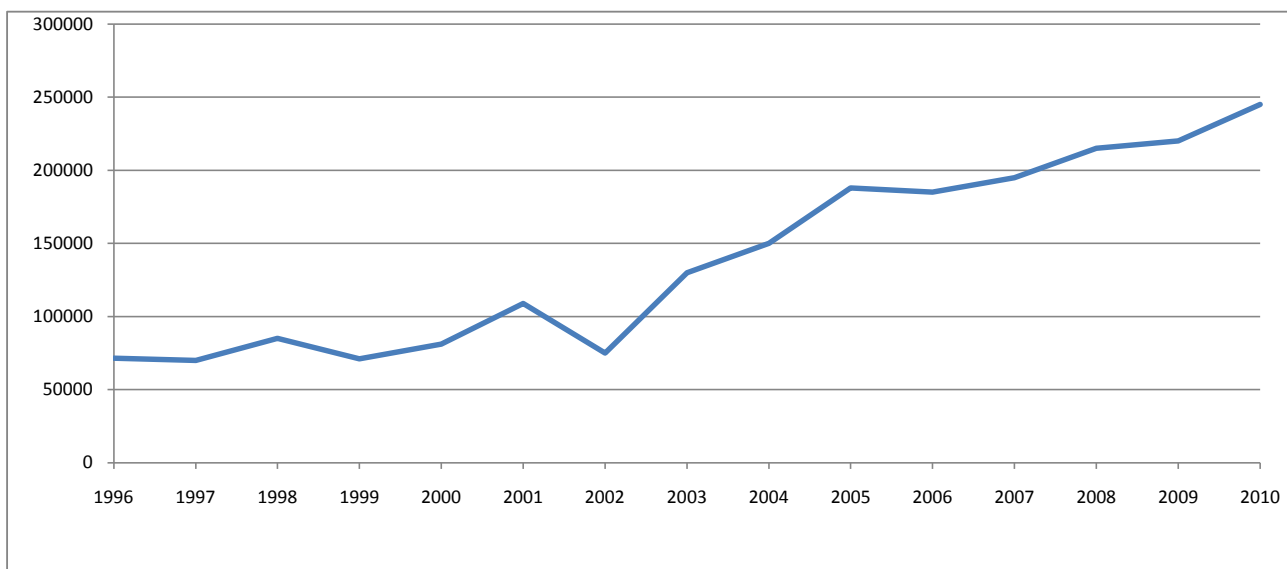
Statistical Information - 2009			
Other Dwellings			
Sales:	47	Percentage Change	
Median:	\$220,000	last year:	2.3%
Lower Quartile:	\$200,000	2 years prior:	12.8%
Upper Quartile:	\$234,000	5 years prior:	46.7%
Median Days on Market:	87	10 years prior:	209.9%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	2	\$71,500	\$60,000	\$83,000	\$65,750	\$77,250	205
1997	4	\$70,000	\$64,500	\$85,000	\$65,625	\$76,750	45.5
1998	5	\$85,000	\$80,000	\$95,000	\$83,000	\$88,000	151
1999	3	\$71,000	\$40,000	\$100,000	\$55,500	\$85,500	248
2000	2	\$81,250	\$75,000	\$87,500	\$78,125	\$84,375	17.5
2001	3	\$109,000	\$93,000	\$122,000	\$101,000	\$115,500	156.5
2002	5	\$75,000	\$70,000	\$93,000	\$75,000	\$76,000	162
2003	11	\$130,000	\$105,000	\$215,000	\$115,000	\$152,500	25
2004	17	\$150,000	\$137,500	\$215,000	\$142,500	\$160,000	50
2005	14	\$188,000	\$155,555	\$240,000	\$162,000	\$203,250	47
2006	23	\$185,000	\$175,000	\$260,000	\$178,000	\$218,000	33.5
2007	37	\$195,000	\$165,000	\$285,000	\$186,000	\$215,000	49
2008	32	\$215,000	\$165,000	\$325,000	\$190,500	\$246,250	77
2009	47	\$220,000	\$180,000	\$340,000	\$200,000	\$234,000	87
2010 *	6	\$245,000	\$190,000	\$283,000	\$204,250	\$279,750	120

Note: 2010 includes from 01/01/2010 to 30/06/2010

BRIGHTON

Median Land Price Movement



While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

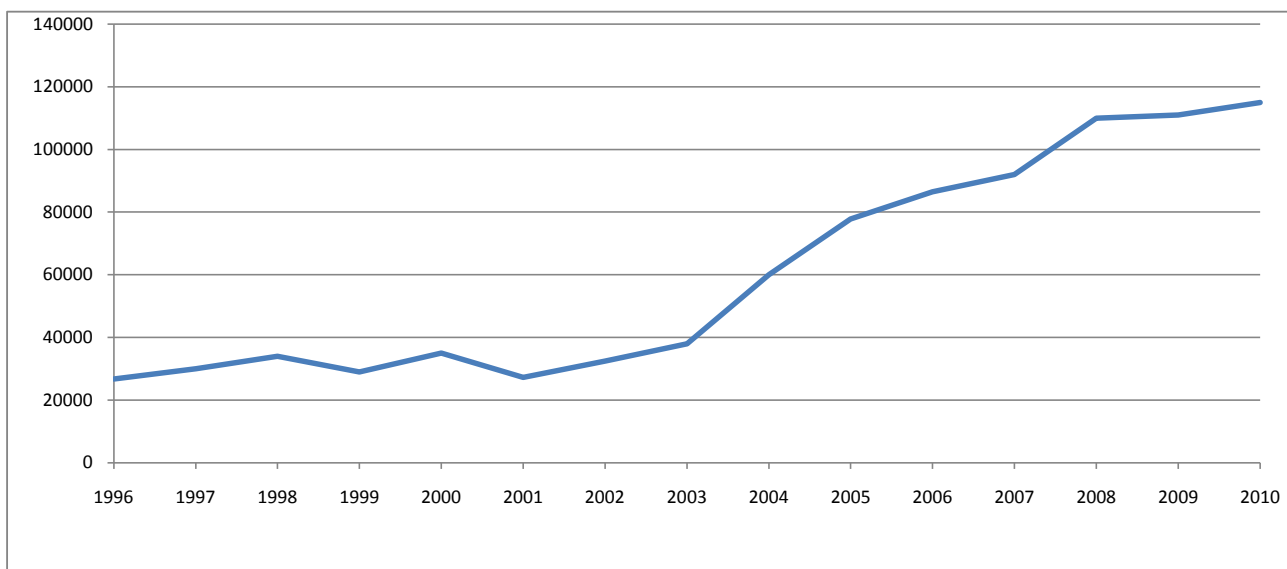
Statistical Information - 2009		
Land		
Sales:	69	Percentage Change
Median:	\$111,000	last year: 0.9%
Lower Quartile:	\$99,500	2 years prior: 20.7%
Upper Quartile:	\$140,000	5 years prior: 85.0%
Median Days on Market:	114	10 years prior: 282.8%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	76	\$26,750	\$8,500	\$55,000	\$21,600	\$35,000	162
1997	46	\$30,000	\$12,000	\$325,000	\$21,125	\$41,000	205.5
1998	55	\$34,000	\$8,000	\$112,138	\$23,500	\$46,500	182
1999	44	\$29,000	\$9,500	\$140,000	\$16,750	\$37,750	205.5
2000	29	\$35,000	\$3,549	\$320,000	\$22,000	\$51,000	191
2001	68	\$27,250	\$10,000	\$200,000	\$19,750	\$40,000	196
2002	82	\$32,500	\$5,000	\$180,000	\$19,250	\$40,000	132
2003	282	\$38,000	\$4,500	\$250,000	\$26,000	\$53,000	75.5
2004	236	\$60,000	\$20,500	\$253,000	\$40,000	\$74,000	60
2005	82	\$77,750	\$30,000	\$260,000	\$65,000	\$98,000	150
2006	108	\$86,500	\$5,000	\$210,000	\$64,750	\$105,000	69
2007	87	\$92,000	\$29,000	\$425,000	\$68,750	\$115,000	80.5
2008	77	\$110,000	\$35,000	\$1,640,000	\$79,000	\$140,000	73
2009	69	\$111,000	\$62,000	\$680,000	\$99,500	\$140,000	114
2010 *	29	\$115,000	\$91,500	\$260,000	\$95,000	\$157,000	18.5

Note: 2010 includes from 01/01/2010 to 30/06/2010

BRIGHTON

Median Land Price Movement



While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.